



Middleton Cheney,  
Oxfordshire

## Middleton Cheney, Oxfordshire.

An enchanting detached three-bedroom stone cottage, situated in the heart of a well-established and highly sought-after village.

Middleton Cheney is a charming Northamptonshire village surrounded by rolling countryside and characterised by traditional stone buildings and a welcoming community feel. The village benefits from a primary school, parish church, village hall and a popular local pub, with regular community events contributing to its friendly atmosphere.

Conveniently located between Banbury and Brackley, Middleton Cheney offers easy access to a wider range of shops and amenities. Excellent road links via the A43, M40 and M1 make it ideal for commuters, providing straightforward connections to Oxford, Northampton, Milton Keynes and London, while still enjoying the peace of a rural setting.





## The Property Briefly Comprises of:

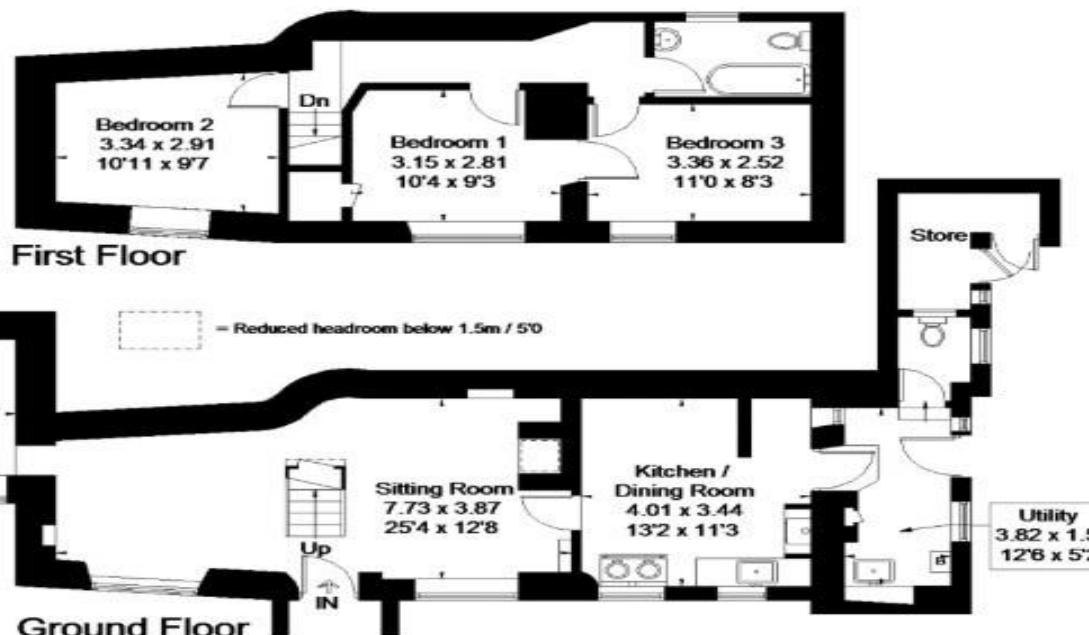
- Detached Stone Cottage
- Sitting Room with Multi-Fuel Burner
- Study Area
- Kitchen/Dining Room
- Utility Area
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Off-Street Parking
- Enclosed Rear Garden

Offer IEO: £475,000



## Main Road, Middleton Cheney, Banbury

Approximate Gross Internal Area = 99.6 sq m / 1072 sq ft  
 Store = 3.8 sq m / 41 sq ft  
 Total = 103.4 sq m / 1113 sq ft



**Mark David**  
 ESTATE AGENTS  
 Sales • Lettings • Management



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### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-  
 1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.  
 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.  
 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

**Local Authority:**  
 South Northamptonshire

**Council Tax Band: D**

(Subject to change after completion)

**Tenure:** Freehold

### Distances

Banbury c. 3 miles  
 Brackley c. 8 miles  
 Silverstone c. 13 miles  
 Northampton c. 27 miles  
 Oxford c. 30 miles  
 Birmingham c. 52 miles  
 London c. 78 miles  
 Banbury M40 Junction 11 c. 2 miles

### Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.